Karen Johnson Davidson County
Batch# 942639 DEEDQC
11/18/2022 08:27:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221118-0122580

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 TIMOTHY W. WAGNER, AFFIANT Subscribed and sworn to before me, this 16 day of November 2022. NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLAGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LONE OAK CONDO E, LLC 4113 E Lone Oak Road Nashville, TN 37215	New Owner	Map and Parcel No.: 131-03-0-E 001.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Timothy W. Wagner and Ann E. Wagner, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Lone Oak Condo E, LLC, a Tennessee limited liability company, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4113 E Lone Oak Road, Nashville, TN 37215, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of Lone Oak Condominiums, of record in Book 6200, Page 103; and as shown on the Master Deed in Book 8866, Page 562, Book 8870, Page 11, and in Book 8895, Page 629, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy W. Wagner and Ann E. Wagner by Affidavit of Heirship of record in Instrument No. 20221110-0120443, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16 day of November 2022.

Timothy W. Wagner, Grantor

Ann E. Wagner, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Timothy W. Wagner**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November 2022.

Notary Public

My Commission Expires: 02-01-23

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ann E. Wagner**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November 2022.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-23

